

MARLBORO COUNTY COUNCIL  
MARLBORO COUNTY CONFERENCE ROOM  
“SPECIAL CALLED MEETING”

WEDNESDAY, OCTOBER 4, 2006

5 PM

CHAIRMAN:	MARION WRIGHT
VICE CHAIR:	JEAN WALLACE MCLEAN
INTERIM ADMINISTRATORS:	MILES HADLEY CARY MCSWAIN
COUNTY ATTORNEY:	DONNIE MCDONALD
COUNCIL:	
JEAN MCLEAN, MICKEY ROGERS, DR. CAROLYN PRINCE, EDMOND BLUE, AND	JEFF QUICK, CORRIE H. PLATO, KEN ALLEN, MARION WRIGHT

\* ABSENT

INVOCATION - Mr. Marion Wright, Chairman

EXECUTIVE SESSION

**Motion made by Ms. Mickey Rogers, seconded by Ms. Jean McLean to enter into Executive Session to discuss a personnel matter and a contractual issue. Vote in Favor. Unanimous. Motion Carried.**

**Motion made by Dr. Carolyn Prince, seconded by Ms. Corrie Plato to leave Executive Session and re-enter open session. Vote in favor. Unanimous. Motion Carried.**

Mr. Marion Wright, Chairman advised no decisions had been made, no votes had been taken.

**Motion made by Dr. Carolyn Prince, seconded by Mr. Jeff Quick to add an item to the agenda. Vote in favor. Unanimous. Motion Carried.**

**Motion made by Dr. Carolyn Prince, seconded by Ms. Jean McLean to appoint Mr. Robert Cecil Kimrey as the Marlboro County Administrator upon acceptance of both parties to the contractual agreement. Vote in favor. Unanimous. Motion Carried.**

Mr. Kimrey was introduced as the new Marlboro County Administrator and congratulated. Mr. Cary McSwain, Interim County Administrator advised Mr. Kimrey's resume would be presented to the press of which he noted Mr. Kimrey's credentials.

DISCUSSION OF MAJOR CAPITAL PROJECT PLANNING AND FINANCING ALTERNATIVES – Mr. Cary McSwain, Interim Administrator

**Administration Building** - Mr. McSwain introduced Mr. James Stewart, Architect with Stewart, Cooper & Newell to the Council. Mr. Stewart had been requested to come up with some ideas for several projects – possible new Administration Building and also a new Sheriff's Office. He advised of several of the offices which needed to be in the same building which included: Treasurer, Tax Assessor, Auditor and Finance Department. He said Council needs to make some decisions as to what other offices need to be placed in the Administration Building – they had just made some assumptions on other offices. It was suggested to put the current Administration Building on the market.

**Library** - Mr. McSwain updated Council on the progress of the proposed New Library. He said that all of the commitments made have not been followed up on. All of the parties involved in fundraising have been requested to go out and get firm written commitments or money put into a trust fund contingent upon the project going forward. If the project does not go forward they would get their money back, plus interest.

**Sheriff's Office** - Mr. McSwain advised the Sheriff has also received a contribution of thirty-six thousand dollars (\$36,000) for the proposed new Sheriff's Office. This amount plus the two-hundred and fifty thousand dollars (\$250,000) give a good start for the sheriff's building. He advised a basic floor plan design has been discussed with the Sheriff and his staff. It would greatly facilitate the law enforcement process. Mr. McSwain advised the Sheriff currently has less than three thousand (3000) square feet. He stated the Sheriff's need is significant and it does not appear that the possibility of obtaining the armory would be anytime in the near future.

**Courthouse** - He said the Courthouse is in severe need of renovations – if some of the people are pulled from the building will have the ability to facilitate some of the renovations. He said that if the renovations became a problem to any other the other offices – they would need to be removed during the renovations – so there are options which need to be evaluated in the interest of the public and the employees.

**DD McColl House** – is in pretty desperate shape with part of it rotting. The front public entrance has been closed down – not safe. Mr. Billy Freeman, Maintenance Supervisor has been requested to obtain a quote from a contractor on replacing the front steps, spindles, etc. This would be the first step in renovating the building.

**Murchison Building** – would cost approximately one hundred sixty five dollars (\$165) per square foot to renovate.

**Security Plan** – would involve changes in the facilities. He hopes to bring a security plan draft to Council at the October 12<sup>th</sup> meeting. He advised that Judge Cottingham and Sheriff Knight are the Co-Chairs of the Security Committee. They would need to review the plans first with their committee and have their input – then it would be brought back to Council.

**Other** – when questioned about the Magistrate Office, Mr. McSwain advised that had been considered with the armory. It would be considered at another time possibly as a stand-alone.

A request had been received from Barry Avent concerning a new hangar at the airport – he would pay the costs for construction to be offset with not paying rent for a set number of years. Council was agreeable to working with Mr. Avent.

Council advised they were committed to helping the Sheriff build a new office. It should be considered as top priority. Dr. Prince advised we need to update the DD McColl House, she asked whether we could explore grants to help with costs. It should possibly added to the top of the list with the Sheriff's Office. Mr. McSwain advised we need to have an architect evaluate the house and find the real costs of repairs. He advised that it is imperative to move someone into the house for insurance purposes as well as vandalism. When questioned about adding an elevator – it was discussed that Historic Buildings may be exempt from ADA codes.

Mr. McSwain discussed the demolition of the property bought adjacent to the proposed new library. He discussed the possibility of having the house torn down for materials. Specs for demolition need to be prepared.

Dr. Carolyn Prince questioned what the \$165 a square foot for the Murchison Building included – she was advised it was basically to bring the building up to code. Discussion was held that the building is a very valued building – needs to be kept up.

It was discussed that alternative locations for the proposed Sheriff's Office need to be found and brought back to Council. Mr. Quick advised looking at property that the County already owns. Different options for obtaining the land were discussed.

Mr. McSwain advised he was meeting with a representative from Senator Lindsay Graham's office the following day to discuss possible assistance for some of the projects in Marlboro County. If Senator Graham can offer assistance to Marlboro County, despite what Council's priorities are, they may have funds available in different areas. Council Members were agreeable to accommodate Senator Graham.

Mr. McSwain advised there is some residual in the debt service – the County is in a very good debt ratio position. He advised if Council continues the current debt payment which was \$497,107 – Marlboro County could do every bit of its debt capacity and complete the

top four projects. The conservative cost would be 4.5 million dollars or as much as 4.8 million dollars. He advised that he discovered that the debt service millage has only been two (2) mills which total one hundred twelve dollars (\$112,000). The mills should be set by the debt service – the Auditor advised the debt millage has been two (2) mills ever since he took office. Because of the miscommunication – the general fund has been paying the debt service. However, he advised if Council looks at the amount of funds the fire millage generates – it is overstated possibly as much as four (4) mills. Mr. McSwain stated that six (6) mills could complete the projects in the County. He questioned that if the fire millage could be decreased by four mills and the debt service millage could be increased by four mills, would Council be interested in the projects.

Ms. Jean McLean and Mr. Ken Allen both stated that they would prefer working on the top two projects (Sheriff's Office and D.D. McColl House) before beginning any other projects. They advised Marlboro County is cautious in nature and do not want to bite off too much at one time.

Mr. McSwain advised the County has over four million dollars (\$4,000,000) in reserve funds – the fund balance is healthy. He stated that approximately two hundred thousand (\$200,000) is going into the reserve fund each year. He advised that reserve funds should be used only for one time needs only – need to maintain it.

Mr. Donnie McDonald, County Attorney advised there is a bill coming down which will place a cap on ordinary county millage. Some Counties will be shifting things into the bond millage because it will not have a cap on it. No one knows what the fall out will be at this time.

Mr. McSwain advised he will make further investigation into anything that will impact the projects on the list and report back to Council in a written report. He advised Mr. Stewart has reviewed the Courthouse for what needs to be done which fits in with the security plan. He said if the Courthouse is renovated, it needs to be done right – all plans will be consistent with what the security plans are. He stated that if other offices are moved out leaving just the judicial offices – the Magistrate Office could also be placed in the Courthouse.

Mr. Ken Allen stated that there will be more insight into what needs to be done in the Courthouse once the Sheriff is settled.

Mr. McDonald questioned Mr. Stewart excluding the real property what the cost of building the Sheriff's building in Marlboro County. Mr. Stewart advised for approximately twelve – fifteen thousand square feet, the approximate cost would be one hundred sixty five dollars (\$165) square foot totaling possibly One and a half million dollars (\$1,500,000) plus furniture, fixtures and equipment. He stated there are many things to consider: security cameras, card access, monitors, etc. The building could possibly be built with the possibility of growth.

Mr. Ken Allen stated that Council wished to work with the Sheriff. At present time the space he has is not much – Council wants something that can be worked with and possibly added on to later.

Mr. McSwain advised there need to be a ten – twenty year master plan for Marlboro County on space allocation. He advised in bringing the Auditor, Treasurer, Tax Assessor, and Finance Departments together it would create a business center counter. The citizens in the County could go to one place to pay for any thing they need to pay. Council requested Mr. McSwain to put together a financial plan and bring it back to them.

Council recognized Sheriff Fred Knight who was in attendance. Sheriff Knight stated he appreciated what Council is doing. He advised the Sheriff Department is planning to join the schools in helping to prevent anyone in schools from being hurt. He also advised there is a very serious gang activity occurring in the County – through talking to one of the gang members – they were advised the gangs do not believe in god and are not afraid to die. He advised the citizens need to be educated that the gangs are in Marlboro County. The Sheriff's Department plans to work closely with the schools in protecting the students.

ADJOURNMENT

There was no further discussion.

**Motion made by Mr. Jeff Quick, seconded by Ms. Jean McLean to adjourn the meeting. Vote in favor. Unanimous. Motion Carried.**

(SEAL)

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MARION WRIGHT, CHAIRMAN  
MARLBORO COUNTY COUNCIL

ATTEST:

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SUSAN E. RIVERS, CLERK  
MARLBORO COUNTY COUNCIL

Date Adopted: November 9, 2006